

Julian

Overview

Julian's commercial and industrial uses occur almost entirely within the historic district or the small community of Wynola. Since the community's economy relies heavily on tourism, the recommended amount of commercial land far exceeds the demand of the local residents. Staff and the Julian Community Planning Group agree on all changes made in this area.

Key Issues

- The Community's economy relies heavily on tourism. Therefore the recommended amount of commercial land far exceeds the demand of the local residents.
- No commercial or industrial requests have been submitted to GP2020 staff in this community.

Planning Group Direction

- Change all of the commercial designated land in the Wynola area to Rural Commercial
- Preserve mixed-use residential/commercial zoning within the Historic District
- Evaluate existing commercial uses located outside of the areas recommended for commercial designations while updating zoning in this community
- Change the industrial designated area to Medium Impact Industrial

**Additional Staff Analysis/
Recommendations**

Staff supports all Planning Group direction and recommendations.

Planning Commission

The Planning Commission concurs with staff's recommendations.

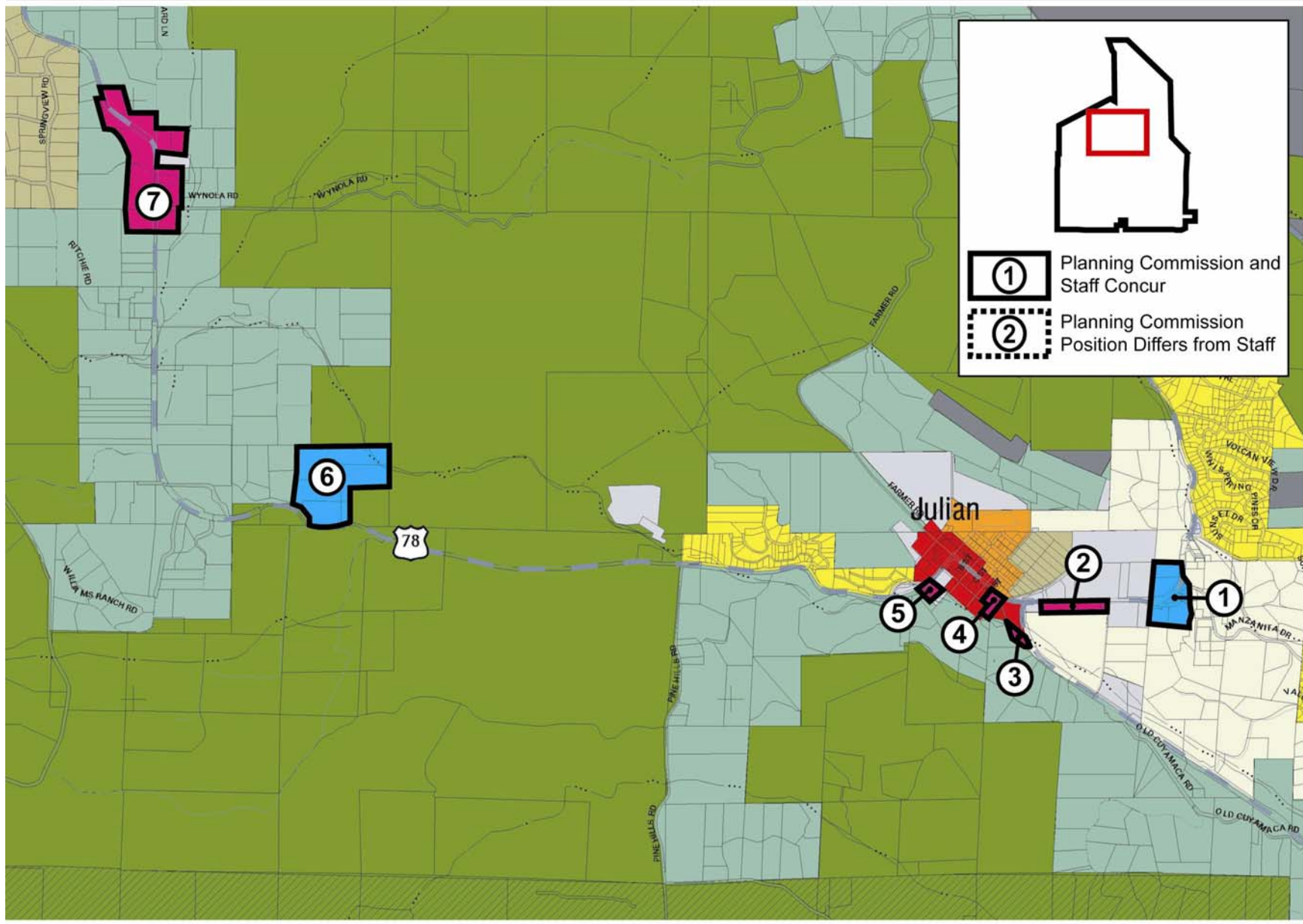
ERA Needs Analysis
(all numbers in gross acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	14	79	65	85	71
Industrial	10	51	41	52	42
Office	4	0	(4)	0	(4)

Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

Julian (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
1	<u>Staff</u> (I-2) Medium Impact Industrial <u>Planning Commission</u> Concur with staff	(I-2) Medium Impact Industrial	No recommendation submitted	<i>Total Area:</i> Approx. 15 acres <i>Current Use:</i> Various (includes heavy equipment storage) <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> Recognizes existing uses Frontage on Hwy 78 Elimination of the Service Commercial designation necessitated a change Within existing country town (Historic District) Staff supports the Planning Group recommendation
2	<u>Staff</u> (C-4) Rural Commercial <u>Planning Commission</u> Concur with staff	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> Approx. 4 acres <i>Current Use:</i> Various (commercial, orchard and undeveloped) <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> Compatible with community character and surrounding land uses Recognizes existing uses Frontage on Hwy 78 Within existing country town (Historic District) Staff supports the Planning Group recommendation
3	<u>Staff</u> (C-4) Rural Commercial <u>Planning Commission</u> Concur with staff	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> 1.1 acres <i>Current Use:</i> Commercial <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> Compatible with community character and surrounding land uses Adjacent to other commercial and recognizes existing uses Frontage on Hwy 79 Within existing country town (Historic District) Staff supports the Planning Group recommendation

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4	<u>Staff</u> (C-4) Rural Commercial <u>Planning Commission</u> Concur with staff	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> Approx. 1.6 acres <i>Current Use:</i> Various (includes service station) <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> • Compatible with community character and surrounding land uses • Adjacent to other commercial • Recognizes existing uses • Frontage on Hwy 78 • Elimination of the Service Commercial designation necessitated a change • Within existing country town (Historic District) • Staff supports the Planning Group recommendation
5	<u>Staff</u> (C-4) Rural Commercial <u>Planning Commission</u> Concur with staff	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> Approx. 1.8 acres <i>Current Use:</i> Various (includes veterinary and restaurant) <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> • Compatible with community character and surrounding land uses • Adjacent to other commercial • Recognizes existing uses • Frontage on Hwy 78 • Within existing country town (Historic District) • Staff supports the Planning Group recommendation

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6	<u>Staff</u> (I-2) Medium Impact Industrial <u>Planning Commission</u> Concur with staff	(I-2) Medium Impact Industrial	No recommendation submitted	<i>Total Area:</i> Approx. 37 acres <i>Current Use:</i> Various <i>Existing GP:</i> (16) General Impact Industrial (19) Intensive Agriculture	<ul style="list-style-type: none"> Recognizes existing mix of uses Frontage on Hwy 78 Visually buffered from other uses Staff supports the Planning Group recommendation
7	<u>Staff</u> (C-4) Rural Commercial <u>Planning Commission</u> Concur with staff	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> Approx. 39 acres <i>Current Use:</i> Various commercial uses and undeveloped <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> Compatible with community character and surrounding land uses Recognizes existing uses Frontage on Hwy 78 Staff supports the Planning Group recommendation